069.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,400 / 737,400
					USE VALUE:	737,400 / 737,400
					ASSESSED:	737,400 / 737,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOAWED NEAL A
Owner 2:	MOAWED ALLYSON E GALLE
Owner 3:	
Street 1:	52 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DESMOND PAUL G/TRUSTEE -
Owner 2:	MARY A DESMOND 2013 REVOCABLE -
Street 1:	52 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,326 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1699 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7326.000	289,600		447,800	737,400
Total Card	0.168	289,600		447,800	737,400
Total Parcel	0.168	289,600		447,800	737,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.97 | /Parcel: 433.9

Legal Description

User Acct 44115

GIS Ref

GIS Ref

Insp Date 11/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,300	0	7,326.	447,800	695,100	695,100	Year End Roll	12/18/2019
2019	101	FV	234,200	0	7,326.	415,900	650,100	650,100	Year End Roll	1/3/2019
2018	101	FV	234,200	0	7,326.	415,900	650,100	650,100	Year End Roll	12/20/2017
2017	101	FV	234,200	0	7,326.	364,700	598,900	598,900	Year End Roll	1/3/2017
2016	101	FV	234,200	0	7,326.	332,700	566,900	566,900	Year End	1/4/2016
2015	101	FV	228,200	0	7,326.	294,300	522,500	522,500	Year End Roll	12/11/2014
2014	101	FV	228,200	0	7,326.	278,300	506,500	506,500	Year End Roll	12/16/2013
2013	101	FV	228,200	0	7,326.	264,900	493,100	493,100		12/13/2012

!5929!

PRINT

Date	Time
12/10/20	20:45:10

LAST REV

Date	Time
07/01/20	10:30:58
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESMOND PAUL G/	72690-87	1	5/31/2019	Change>Sale	665,000	No	No		
DESMOND MARY A,	63219-213		1/28/2014	Convenience	1	No	No		DESMOND MARY A - DOD: 07/13/2017
	10037-268		5/16/1962			No	No		James C Desmond dod 11/25/1985

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	957	Add Bath	71,000	O				
6/12/2019	872	Redo Kit	26,400	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	Permit Visit	DGM	D Mann
11/13/2018	Inspected	CC	Chris C
11/1/2018	MEAS&NOTICE	CC	Chris C
4/8/2009	Measured	372	PATRIOT
10/26/2000	Hearing N/C	201	PATRIOT
10/26/2000	Misd Hearing		
10/7/1999	Meas/Inspect	266	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7326		Sq. Ft.	Site		0	70.	0.87	12									447,846						447,800	

Total AC/HA: 0.16818 | Total SF/SM: 7326 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,846 | Spl Credit | Total: 447,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98475647
Adj $ / SQ:	166.178
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393423
Depreciation:	103864
Depreciated Total:	289559

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

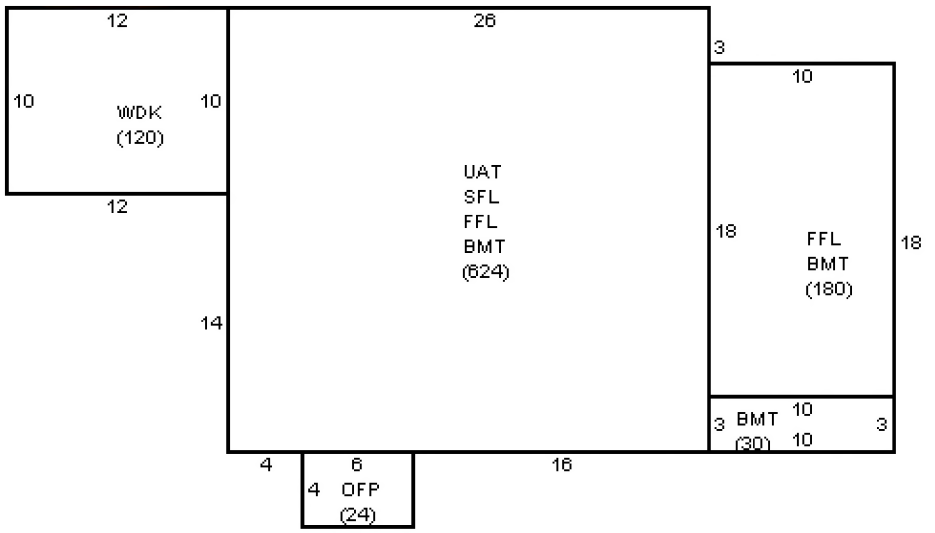
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.18
Special Features:	0	Val/Su Net:	115.84
Final Total:	289600	Val/Su SzAd	212.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	834	62.820	52,388
FFL	First Floor	804	166.180	133,607
SFL	Second Floor	562	166.180	93,325
UAT	Upper Attic	156	66.470	10,369
WDK	Deck	120	14.110	1,694
OFP	Open Porch	24	43.330	1,040

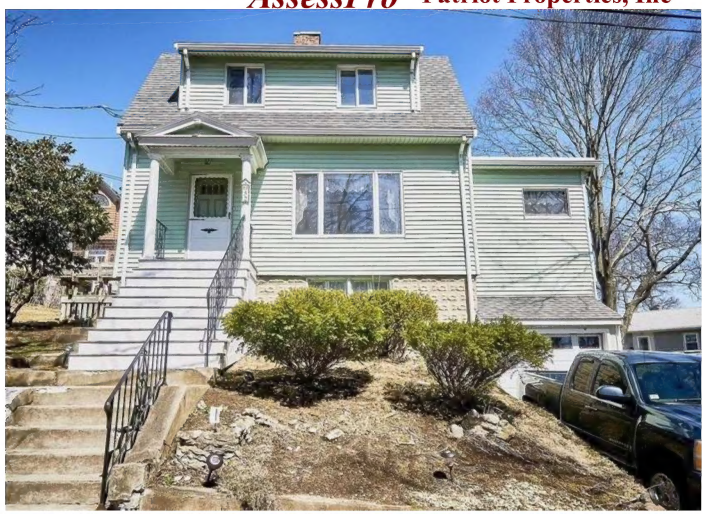
Net Sketched Area:	2,500	Total:	292,423
Size Ad	1365.5999	Gross Are	3030	FinArea	1699
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	